

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

13-141

Orleans

EAS.1331

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 45 Sunset Lane

Historic Name: Blanche and Sidney McHenry House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1927-1930]

Source: Eastham Tax Commitment Books

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete (and possibly piers)

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acres

Setting: This cottage is set on a dune just north of First Encounter Beach. To the north is a mid-20th century subdivision with smaller cottage lots, and to the south is a more recent subdivision with larger houses. This cottage sits on the dune above the beach.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

45 SUNSET LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1331

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Blanche and Sidney McHenry House, built in ca. 1927-30, is an intact early example of a Craftsman cottage. The form consists of a one-story rectangular block with a high hipped roof, and a small ell, also with hipped roof, on the southeast corner. The roof extends forward on the ocean side creating an open porch. On the east elevation, the land slopes down, exposing the foundation, and there is a raised open deck. The cottage likely rests on a foundation of piers. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has deeply projecting open eaves with exposed rafter tails typical of early cottage construction. What appears to be a newer, corbelled red brick exterior chimney rises up the north elevation. Visible fenestration consists of modern, thermal windows, but wood storm panels cover some windows off-season which may indicate original or early, single-glazed wood windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

Title research for the land on which this cottage was built traces back to James P. Hatch. He was the brother of Freeman Hatch and they both had cottages on Great Pond as of the 1929 Directory. Eastham-born James P. Hatch (1855-1938) married Boston-born Clara Gill (1856-1934) in Dennis in 1875. According to census records, he was a driver for a bakery (1900) and then game warden for the state (1910, 1920). They lived in a rented house in Springfield with their children, Mignon, Blanche, and James. In 1925, James P. Hatch sold two contiguous deep parcels, each with 37' of frontage on Cape Cod Bay, to his daughters. The southern parcel was sold to Mignon J. Loomis of Ware, MA and the northern parcel was sold to Blanche M. McHenry also of Ware.¹ According to the Eastham Tax Commitment Books, Blanche McHenry was taxed on land only in 1926, and first taxed on a cottage in 1930, but the 1927-1929 Tax books are missing, so the house could have been built sometime 1927 and 1930.

Blanche M. Hatch (1875-1952) had married Sidney McHenry (1874-1938) in 1899. They lived in Ware, and he rose to be superintendent of a cotton mill. They had two children, Harold and Clarice. Mignon Hatch (1894-1967) had married Leeds, UK-born Bradner S. Loomis (1888-1962) in 1915. They lived in Springfield where he worked as a machinist for a variety of local industries. In 1946, Mignon Loomis sold the southern parcel to the McHenry family.²

¹ Barnstable County Registry of Deeds, Book 420/ Page 158, 159.

² Book 1366/ Page 818.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

45 SUNSET LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1331

This property was inherited by their children, Harold McHenry of Wilbraham and Clarice Rice of Scituate. In 1970, Harold McHenry recorded a Plan of Division of the Land with the cottage on Lot 1 (Figure 2).³ The cottage remains in the extended Rice family.

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

Town of Eastham Tax Commitment Books. 1902, 1920-1926, 1930-57.

United States Geological Survey. Aerial Survey 1938-2020,
<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.

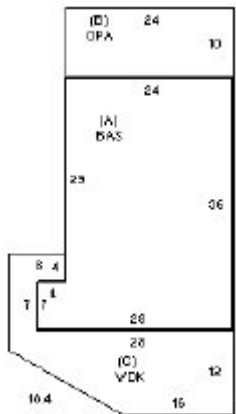


Figure 1. Assessor Sketch.



Photo 2. View looking west (2009 Assessor photo).

³ Plan Book 236/ Page 89.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)Form No.

EAS.1331

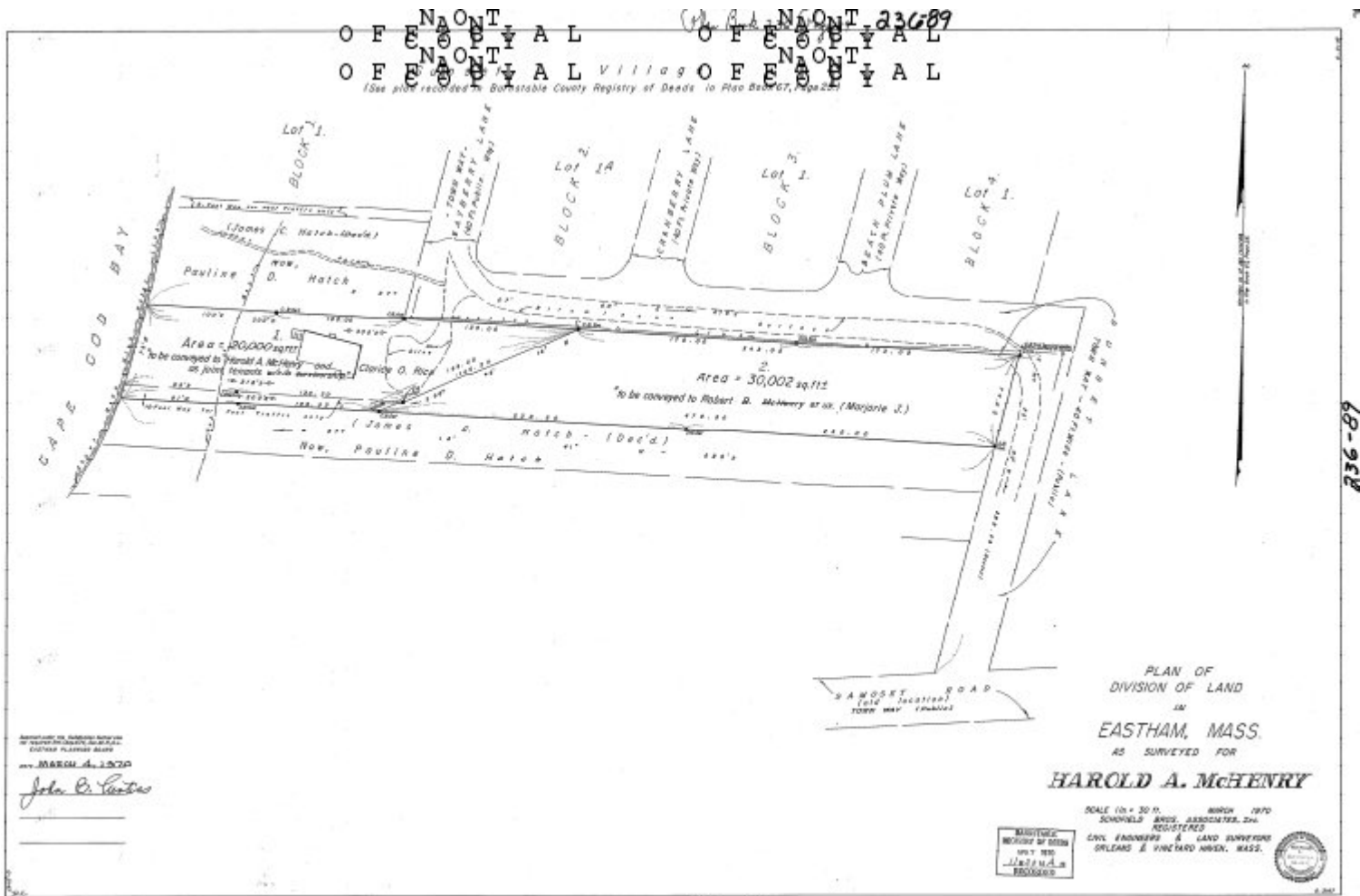


Figure 2. 1970 Plan of Division of Land... for Harold A. McHenry.